



OREA TOPIC MATRIX ADDENDUM

To be Submitted with Course Accreditation and Description (REA 3014), OREA Topic Matrix (REA 3015) and all required attachments

School Name:	Text Name:	Instruction Hours:
Course Name:	Method of Instruction:	Final Examination:

Indicate the time allotted for each subtopic of the appropriate modular. Not all subtopics are required to be covered in a modular. A separate OREA Topic Matrix Addendum is required for each basic education course.

Basic Appraisal Principles (A minimum of 30 hours required at all levels)			
Sub Topics	Covered Chapters	Hours Allotted	OREA Use
Real Property Concepts and Characteristics Basic Real Property Concepts, Real Property Characteristics, Legal Description			
Legal Considerations Forms of Ownership, Public and Private Controls, Real Estate Contracts, Leases			
Influences on Real Estate Values Governmental, Economic, Social, Environmental			
Types of Values Market Value, Other Value Types			
Economic Principles Classical Economic Principles, Application and Illustrations of the Economic Principles			
Overview of Real Estate Market & Analysis -- Market Fundamentals, Characteristics, and Definitions, Supply Analysis, Demand Analysis, Use of Market Analysis			
Ethics and How They Apply in Appraisal Theory and Practice			
Total Modular Hours			

Basic Appraisal Procedures (A minimum of 30 hours required at all levels)			
Sub Topics	Covered Chapters	Hours Allotted	OREA Use
Overview of Approaches to Value			
Valuation Procedures -- Defining the Problem, Collecting and Selecting Data, Analyzing, Reconciling and Final Value Opinions, Communicating the Appraisal			
Property Description -- Geographic Characteristics of the Land/Site, Geologic Characteristics of the Land/Site, Location and Neighborhood Characteristics, Land/Site Considerations for Highest and Best Use, Improvements-Architectural Styles and Types of Construction			
Residential Applications			
Total Modular Hours			

The 15-Hour National USPAP Course or It's Equivalent (required at all levels)			
Sub Topics	Covered Chapters	Hours Allotted	OREA Use
Course Instruction			
Final Examination			
Total Modular Hours			

OREA TOPIC MATRIX ADDENDUM*Page 2 of 5*

School Name:	Course Name:	Hours:

Residential Market Analysis and Highest and Best Use (A minimum of 15 hours required at the AT, AL & AR Levels)			
Sub Topics	Covered Chapters	Hours Allotted	OREA Use
Residential Market and Analysis -- Market Fundamentals, Characteristics and Definitions, Supply Analysis, Demand Analysis, Use of Market Analysis			
Highest and Best Use -- Test Constraints, Application of Highest and Best Use, Special Considerations, Market Analysis, Case Studies			
Total Modular Hours			

Residential Appraisal Site Valuation and Cost Approach (A minimum of 15 hours required at the AT, AL & AR Levels)			
Sub Topics	Covered Chapters	Hours Allotted	OREA Use
Site Valuation Methods, Case Studies			
Cost Approach -- Concepts and Definitions, Replacement/Reproduction Cost New, Accrued Depreciation, Methods of Estimating Accrued Depreciation, Case Studies			
Total Modular Hours			

Residential Sales Comparison and Income Approach (A minimum of 30 hours required at the AT, AL & AR Levels)			
Sub Topics	Covered Chapters	Hours Allotted	OREA Use
Valuation Principles & Procedures -- Sales Comparison Approach			
Valuation Principles & Procedures -- Income Approach			
Finance and Cash Equivalency			
Financial Calculator Introduction			
Identification, Derivation and Measurement of Adjustments			
Gross Rent Multiplies			
Partial Interests			
Reconciliation			
Case Studies and Applications			
Total Modular Hours			

OREA TOPIC MATRIX ADDENDUM*Page 3 of 5*

School Name:	Course Name:	Hours:

Residential Report Writing and Case Studies (A minimum of 15 hours required at the AT, AL & AR Levels)			
Sub Topics	Covered Chapters	Hours Allotted	OREA Use
Writing and Reasoning Skills			
Common Writing Problems			
Form Reports			
Report Options and USPAP Compliance			
Case Studies			
Total Modular Hours			

Advanced Residential Applications and Case Studies (A minimum of 15 hours required at the AR Level)			
Sub Topics	Covered Chapters	Hours Allotted	OREA Use
Complex Property, Ownership and Market Conditions			
Deriving and Supporting Adjustments			
Residential Market Analysis			
Advanced Case Studies			
Total Modular Hours			

Statistics Modeling and Finance (A minimum of 15 hours required at the AR & AG Levels)			
Sub Topics	Covered Chapters	Hours Allotted	OREA Use
Statistics			
Valuation Models (AVM's and Mass Appraisal)			
Real Estate Finance			
Total Modular Hours			

OREA TOPIC MATRIX ADDENDUM*Page 4 of 5*

School Name:	Course Name:	Hours:

General Appraiser Market Analysis and Highest and Best Use (A minimum of 30 hours required at the AG Level)			
Sub Topics	Covered Chapters	Hours Allotted	OREA Use
Real Estate Market Analysis -- Market Fundamentals, Characteristics and Definitions, Supply Analysis, Demand Analysis, Use of Market Analysis			
Highest and Best Use -- Test Constraints, Application of Highest and Best Use, Special Considerations, Market Analysis, Case Studies			
Total Modular Hours			

General Appraiser Sales Comparison Approach (A minimum of 30 hours required at the AG Level)			
Sub Topics	Covered Chapters	Hours Allotted	OREA Use
Value Principles			
Procedures			
Identification and Measurement Adjustments			
Reconciliation			
Case Studies			
Total Modular Hours			

General Appraiser Site Valuation and Cost Approach (A minimum of 30 hours required at the AG Level)			
Sub Topics	Covered Chapters	Hours Allotted	OREA Use
Site Valuation Methods, Case Studies			
Cost Approach -- Concepts and Definitions, Replacement/Reproduction Cost New, Accrued Depreciation, Methods of Estimating Accrued Depreciation, Case Studies			
Total Modular Hours			

General Appraiser Report Writing and Case Studies (A minimum of 30 hours required at the AG Level)			
Sub Topics	Covered Chapters	Hours Allotted	OREA Use
Writing and Reasoning Skills			
Common Writing Problems			
Report Options and USPAP Compliance			
Case Studies			
Total Modular Hours			

OREA TOPIC MATRIX ADDENDUM*Page 5 of 5*

School Name:	Course Name:	Hours:

General Appraiser Income Approach (A minimum of 60 hours required at the AG Levels)			
Sub Topics	Covered Chapters	Hours Allotted	OREA Use
Overview			
Compound Interest			
Lease Analysis			
Income Analysis			
Vacancy and Collection Less			
Estimating Operating Expenses and Reserves			
Reconstructed Income and Expense Statement			
Stabilized Net Operating Income Estimate			
Direct Capitalization			
Discounted Cash Flow			
Yield Capitalization			
Partial Interests			
Case Studies			
			Total Modular Hours

I, _____ (name), declare under penalty of perjury that the foregoing information and information provided on all attachments is true and correct. I understand that providing false information is grounds for denial or revocation of any license and may subject me to disciplinary action and/or criminal prosecution and punishment by imprisonment in state prison for 2, 3 or 4 years.

Executed this _____ day of _____ at _____ (city or county)

_____(State).

Signature _____

Name (please print) _____

MUST BE SIGNED BEFORE AND CERTIFIED BY A NOTARY PUBLIC IF EXECUTED OUTSIDE THE STATE OF CALIFORNIA

